



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

To: Design Review Board

From: Angela Ruggeri, AICP, Senior Planner

Date: August 23, 2010

Subject: **DESIGN RESPONSE CONFERENCE #23**
TOUCHSTONE (PARKPLACE)
FILE DRC09-00002

I. INTRODUCTION

Touchstone's proposal is for design review of a 1.8 million sq. ft. mixed-use project that includes 1.2 million sq. ft. of office space and an additional 300,000 sq. ft. of retail. Other uses include a hotel and athletic club.

The approved Master Plan has established the building and open space locations, access points and grid for the internal road system. The zoning specifies building heights, setbacks and other development parameters. The Design Review Board (DRB) is now in the process of working with the applicant on the design of the buildings and open spaces. The approved Design Guidelines for Parkplace will be used by the DRB to guide this process.

***Please bring your copy of the Master Plan and Design Guidelines for Parkplace to the meeting on 8/30/10. Updated drawings will be provided to the DRB by the applicant on Friday, 8/27/10.*

II. PREVIOUS DESIGN RESPONSE CONFERENCE

The following is a summary of the DRB comments from their August 9 meeting on Building F.

- General: The DRB agreed that the overall design of Building F was highly successful.
- Stair Element: Report back on relationships/shared vocabularies between similar elements in the project (red box at hotel, canopy at winter garden, escalator covers).
- Stair and Elevator: The DRB remains concerned about the visual impact of the concrete stairs and concrete elevator concept as they relate to openness into the site. Evaluate a concept that has more transparency or justify the current proposal.
- Balcony: The DRB agreed that the proposed minor variation for the balcony intrusion into the required setback from the park is consistent with the criteria for a minor variation.

- Retail Guidelines: The guidelines for retail storefronts will need to preserve the approved architecture of Building F, including the extent of penetration of the scrim and limitation on using the scrim as a sign platform.
- The roof landscape plan will be reviewed at the next meeting. DRB direction from July 19, 2010 still applies.
- The landscape plan for Building F should be brought back to a subsequent meeting with the landscape plan for the complete project. Consider the following with regards to plant selection:
 1. Color
 2. Winter interest
 3. Height
 4. Northwest materials
 5. Softening of building edges

Cc: A-P Hurd, Touchstone, 2025 First Ave, Suite 1212, Seattle, WA 98121